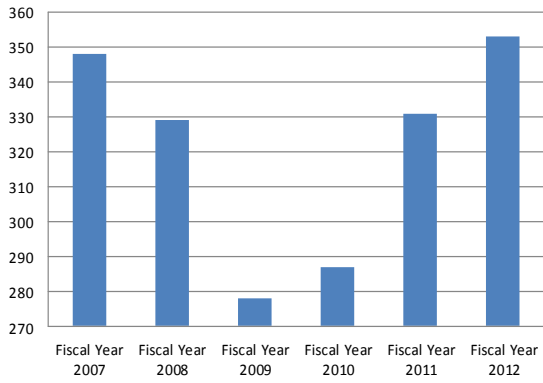


# MoveToKingsport.com Celebrates Six Years

## Out-of-State Relocations to Kingsport, TN

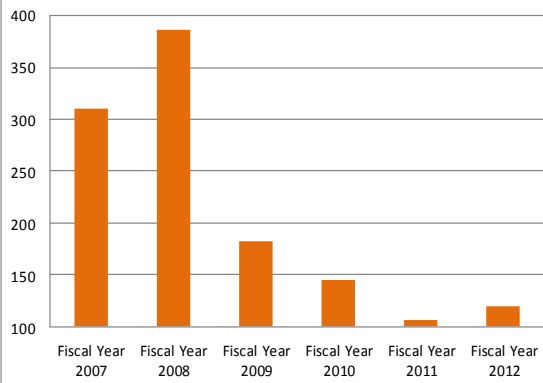
[www.MoveToKingsport.com](http://www.MoveToKingsport.com)



even more impressive considering many moving to Kingsport were leaving a depreciated house value in a softer market in order to relocate here. While markets across the country declined substantially, Kingsport's housing market remained relatively stable, maintaining a slightly positive 5-year house price appreciation through the 1<sup>st</sup> Quarter of 2012 (Source: FHFA.gov)

## Moved into New Construction

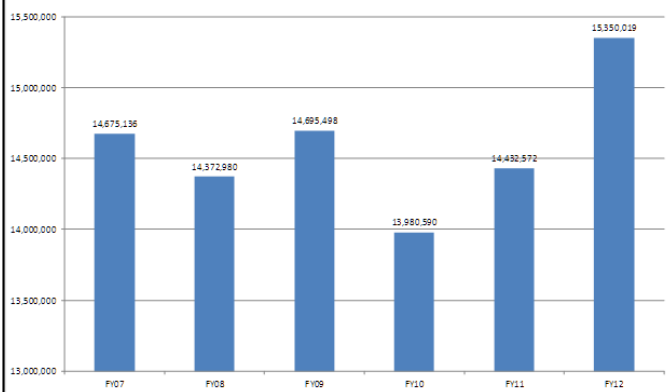
[www.MoveToKingsport.com](http://www.MoveToKingsport.com)



construction. Not so in Kingsport where consistently more than 90% of newcomers move into existing housing. That said, in 2012 there was an **uptick in new construction for the first time in four years**. There was a corresponding downturn in those moving into existing homes. Whether you're looking for new construction overlooking a park or golf course, or a traditional neighborhood with tree-lined streets, quaint architecture and

"good bones", Kingsport has a home for you!

## City of Kingsport Local Sales Tax \$.0225 Collections July Through June (12 Months) - FY2007 To FY2012

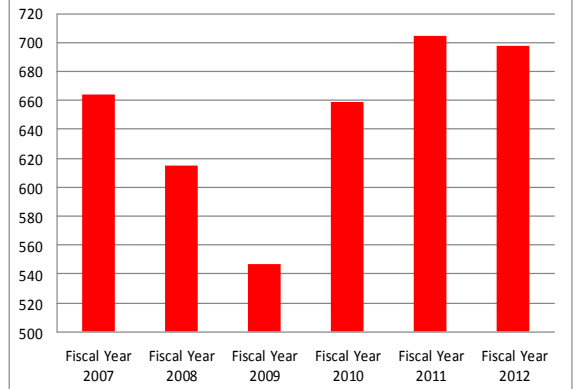


In 2006, the City of Kingsport, Kingsport Area Chamber of Commerce, and private sponsors embarked on a bold new initiative to recruit newcomers. The targeted groups: those with higher educational attainment and higher incomes – either working or retired. The community's high quality of life and low cost of living, coupled with a strategic location near the center of the eastern U.S. combine to make Kingsport a desirable location for many demographic groups. From boomer retirees to young professionals, Kingsport is a diverse community with something for everyone. Attributes that Kingsporters may take for granted are considered very desirable in attracting out-of-state relocations (award-winning schools, extensive parks/natural areas, miles of walking/biking trails, a moderate climate, affordable housing, low crime, low traffic, excellent city services, and an airport with direct flights to four cities).

During the fiscal year ending June 30, 2012, **out-of-state relocations were the highest in the history of the program** (see blue chart at top left). This is

## Moved to Kingsport from < 35 miles in NE TN

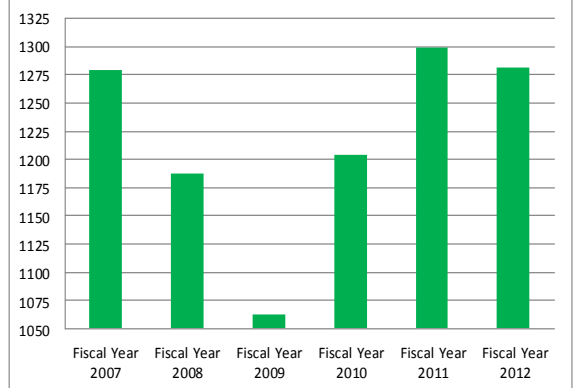
[www.MoveToKingsport.com](http://www.MoveToKingsport.com)



The largest group of newcomers (historically 55%-60%) moves from less than 35 miles away in Northeast Tennessee (see red chart at right). The City of Kingsport continues to develop unique amenities, like the Aquatic Center/YMCA, in an effort to give people a reason to choose Kingsport as a place to live instead of only working here. With the soft national housing market, numbers were slightly off for 2012. Perhaps locals chose to stay put and commute while they wait for the market to improve.

## Moved Into Existing Structures

[www.MoveToKingsport.com](http://www.MoveToKingsport.com)



According to the University of North Carolina at Wilmington, each newcomer generates \$25,000 per year consuming services and creating demand for jobs in medical, pharmacy, finance, insurance, real estate, food, retail, etc. Sales collections are at an all-time high – a tangible indication of consumer spending (see blue chart left). According to the St. Louis Federal Reserve, consumer spending accounts for the largest portion of the U.S. economy. Therefore, cities must ensure there is growth in the consumer base, which will in turn help to maintain a healthy local economy.

Kingsport, Tennessee – come see what all the buzz is about!

## FY2012 Annual Relocation Report

### July 2011-June 2012

[www.MoveToKingsport.com](http://www.MoveToKingsport.com)

During the 12 month period (July 2011-June 2012), there were 1,401 new families in Kingsport (and 1,791 existing Kingsport area residents moved to a new location within the Kingsport area.)

The net difference is +505 families (July 2006-June 2012)

The annual economic impact at \$25,000 per person = 505 families x 2.3 persons/family = **\$29,037,500**

Of these 1,401 new families:

- 120 were new construction (9%)
- 1,281 moved into existing structures (91%)
  
- 698 relocated from elsewhere in Northeast Tennessee (< 35 miles, excluding Kingsport zips)
- 93 relocated from elsewhere in Tennessee (> 35 miles)
  
- 123 relocated from Southwest Virginia (<35 miles of Kingsport)
- 32 relocated from elsewhere in Virginia (>35 miles)
  
- 71% chose to live inside the city limits of Kingsport
- 62% of new construction was inside city limits of Kingsport

Comparing this Fiscal Year-to-Date (July 2011-June 2012) with the average Fiscal Years-to-Date 2007-2011:

- New residential construction is down -47%
- Out-of-state relocations to Kingsport is up 14%

During the 12 month period (July 2011-June 2012), 490 families moved from out-of-state (43 states):

|                |     |
|----------------|-----|
| VIRGINIA       | 155 |
| FLORIDA        | 40  |
| NORTH CAROLINA | 38  |
| GEORGIA        | 18  |
| TEXAS          | 18  |
| KENTUCKY       | 16  |
| NEW YORK       | 14  |
| CALIFORNIA     | 13  |
| MICHIGAN       | 13  |
| OHIO           | 13  |
| SOUTH CAROLINA | 12  |
| ALABAMA        | 11  |
| ILLINOIS       | 11  |
| INDIANA        | 8   |
| MARYLAND       | 8   |

|               |   |
|---------------|---|
| MISSISSIPPI   | 8 |
| WEST VIRGINIA | 8 |
| IDAHO         | 7 |
| LOUISIANA     | 7 |
| PENNSYLVANIA  | 7 |
| MISSOURI      | 6 |
| ARIZONA       | 5 |
| NEVADA        | 5 |
| COLORADO      | 4 |
| IOWA          | 4 |
| NEW JERSEY    | 4 |
| OKLAHOMA      | 4 |
| WASHINGTON    | 4 |
| WISCONSIN     | 4 |
| KANSAS        | 3 |

|             |   |
|-------------|---|
| MONTANA     | 3 |
| ARKANSAS    | 2 |
| DELAWARE    | 2 |
| MAINE       | 2 |
| MINNESOTA   | 2 |
| OREGON      | 2 |
| UTAH        | 2 |
| WYOMING     | 2 |
| ALASKA      | 1 |
| CONNECTICUT | 1 |
| HAWAII      | 1 |
| NEW MEXICO  | 1 |
| VERMONT     | 1 |

**2,786 families moved to Kingsport from 49 states and the District of Columbia since the beginning of MoveToKingsport.com (July 2006-June 2012)**

|    |               |     |
|----|---------------|-----|
| 1  | VIRGINIA      | 920 |
| 2  | FLORIDA       | 308 |
| 3  | NORTH         | 217 |
| 4  | GEORGIA       | 104 |
| 5  | KENTUCKY      | 96  |
| 6  | SOUTH         | 94  |
| 7  | TEXAS         | 93  |
| 8  | OHIO          | 78  |
| 9  | CALIFORNIA    | 73  |
| 10 | NEW YORK      | 68  |
| 11 | MICHIGAN      | 65  |
| 12 | MARYLAND      | 59  |
| 13 | PENNSYLVANIA  | 50  |
| 14 | ALABAMA       | 46  |
| 15 | ILLINOIS      | 41  |
| 16 | MISSISSIPPI   | 41  |
| 17 | ARIZONA       | 38  |
| 18 | INDIANA       | 37  |
| 19 | WEST VIRGINIA | 37  |
| 20 | LOUISIANA     | 29  |
| 21 | NEW JERSEY    | 29  |
| 22 | COLORADO      | 24  |
| 23 | MISSOURI      | 19  |
| 24 | NEVADA        | 17  |
| 25 | WASHINGTON    | 15  |
| 26 | ARKANSAS      | 14  |

|    |                      |    |
|----|----------------------|----|
| 27 | MASSACHUSETTS        | 14 |
| 28 | WISCONSIN            | 14 |
| 29 | MINNESOTA            | 13 |
| 30 | DELAWARE             | 11 |
| 31 | IDAHO                | 11 |
| 32 | KANSAS               | 11 |
| 33 | OKLAHOMA             | 11 |
| 34 | IOWA                 | 10 |
| 35 | CONNECTICUT          | 9  |
| 36 | OREGON               | 9  |
| 37 | ALASKA               | 8  |
| 38 | UTAH                 | 8  |
| 39 | VERMONT              | 8  |
| 40 | WYOMING              | 6  |
| 41 | MAINE                | 5  |
| 42 | NEW                  | 5  |
| 43 | NEW MEXICO           | 5  |
| 44 | HAWAII               | 4  |
| 45 | NEBRASKA             | 4  |
| 46 | MONTANA              | 3  |
| 47 | SOUTH DAKOTA         | 2  |
| 48 | DISTRICT OF COLUMBIA | 1  |
| 49 | NORTH DAKOTA         | 1  |
| 50 | RHODE ISLAND         | 1  |

**Of the 1,371 different places **moving to Kingsport** since beginning of MoveToKingsport.com (July 2006-June 2012), these are the Top Ten:**

|    |                          |    |      |
|----|--------------------------|----|------|
| 1  | JOHNSON CITY / GRAY      | TN | 1022 |
| 2  | CHURCH HILL              | TN | 637  |
| 3  | BLOUNTVILLE / BOONE LAKE | TN | 565  |
| 4  | JONESBOROUGH             | TN | 292  |
| 5  | MOUNT CARMEL             | TN | 290  |
| 6  | BRISTOL                  | TN | 276  |
| 7  | FALL BRANCH              | TN | 261  |
| 8  | GATE CITY                | VA | 232  |
| 9  | ROGERSVILLE              | TN | 149  |
| 10 | KNOXVILLE                | TN | 135  |

**Of the 1,113 different places **where Kingsporters moved** since beginning of MoveToKingsport.com (July 2006-June 2012), these are the Top Ten:**

|    |                          |    |     |
|----|--------------------------|----|-----|
| 1  | JOHNSON CITY / GRAY      | TN | 976 |
| 2  | BLOUNTVILLE / BOONE LAKE | TN | 684 |
| 3  | CHURCH HILL              | TN | 553 |
| 4  | FALL BRANCH              | TN | 411 |
| 5  | JONESBOROUGH             | TN | 311 |
| 6  | MOUNT CARMEL             | TN | 299 |
| 7  | GATE CITY                | VA | 173 |
| 8  | KNOXVILLE                | TN | 171 |
| 9  | BRISTOL                  | TN | 167 |
| 10 | ROGERSVILLE              | TN | 102 |

Of the 1,371 different places **moving to Kingsport** since the beginning of MoveToKingsport.com (July 2006-June 2012), these are the **top places by net difference**:

|    |                     |    | INSTALL | CUTOUT | DIFF |
|----|---------------------|----|---------|--------|------|
| 1  | BRISTOL             | TN | 276     | 167    | 109  |
| 2  | CHURCH HILL         | TN | 637     | 553    | 84   |
| 3  | GATE CITY           | VA | 232     | 173    | 59   |
| 4  | ROGERSVILLE         | TN | 149     | 102    | 47   |
| 5  | JOHNSON CITY / GRAY | TN | 1022    | 976    | 46   |
| 6  | ELIZABETHTON        | TN | 98      | 61     | 37   |
| 7  | PENNINGTON GAP      | VA | 44      | 12     | 32   |
| 8  | GREENEVILLE         | TN | 89      | 70     | 19   |
| 9  | BLUFF CITY          | TN | 73      | 55     | 18   |
| 10 | MORRISTOWN          | TN | 39      | 23     | 16   |
| 11 | UNICOI              | TN | 20      | 4      | 16   |
| 12 | DUFFIELD            | VA | 50      | 35     | 15   |
| 13 | JACKSONVILLE        | FL | 18      | 4      | 14   |
| 14 | HILTONS             | VA | 32      | 19     | 13   |
| 15 | WEBER CITY          | VA | 51      | 38     | 13   |
| 16 | WISE                | VA | 29      | 16     | 13   |
| 17 | BIG STONE GAP       | VA | 36      | 24     | 12   |
| 18 | BRISTOL             | VA | 87      | 75     | 12   |
| 19 | ERWIN               | TN | 37      | 26     | 11   |
| 20 | MADISON             | NJ | 11      | 0      | 11   |
| 21 | LEBANON             | VA | 13      | 3      | 10   |
| 22 | PIKEVILLE           | KY | 9       | 0      | 9    |
| 23 | CLINTWOOD           | VA | 10      | 1      | 9    |
| 24 | DELAND              | FL | 8       | 0      | 8    |
| 25 | PHOENIX             | AZ | 11      | 4      | 7    |
| 26 | NEW YORK            | NY | 7       | 0      | 7    |
| 27 | CLEVELAND           | TN | 10      | 3      | 7    |
| 28 | PINEY FLATS         | TN | 100     | 93     | 7    |
| 29 | SAN ANTONIO         | TX | 8       | 1      | 7    |
| 30 | CASTLEWOOD          | VA | 11      | 4      | 7    |
| 31 | CHESAPEAKE          | VA | 9       | 2      | 7    |
| 32 | ALTAMONTE SPG       | FL | 6       | 0      | 6    |
| 33 | CLARKSVILLE         | TN | 14      | 8      | 6    |
| 34 | NEWPORT             | TN | 7       | 1      | 6    |
| 35 | POMPANO BEACH       | FL | 7       | 2      | 5    |

Of the 1,113 different places **where Kingsporters moved** since the beginning of MoveToKingsport.com (July 2006-June 2011) **top places by net difference**:

|    |                          |    | INSTALL | CUTOUT | DIFF |
|----|--------------------------|----|---------|--------|------|
| 1  | FALL BRANCH              | TN | 261     | 411    | -150 |
| 2  | BLOUNTVILLE / BOONE LAKE | TN | 565     | 684    | -119 |
| 3  | DRYDEN                   | VA | 12      | 52     | -40  |
| 4  | KNOXVILLE                | TN | 135     | 171    | -36  |
| 5  | JONESBOROUGH             | TN | 292     | 311    | -19  |
| 6  | JAMESTOWN                | NY | 0       | 17     | -17  |
| 7  | RALEIGH                  | NC | 3       | 18     | -15  |
| 8  | CHATTANOOGA              | TN | 39      | 52     | -13  |
| 9  | MOUNTAIN CITY            | TN | 5       | 15     | -10  |
| 10 | VENICE                   | FL | 1       | 11     | -10  |
| 11 | MOUNT CARMEL             | TN | 290     | 299    | -9   |
| 12 | SURGOINSVILLE            | TN | 68      | 77     | -9   |
| 13 | HERMITAGE                | TN | 2       | 10     | -8   |
| 14 | MYRTLE BEACH             | SC | 1       | 9      | -8   |
| 15 | BRADENTON                | FL | 4       | 11     | -7   |
| 16 | HENDERSONVILLE           | TN | 1       | 8      | -7   |
| 17 | LA QUINTA                | CA | 0       | 7      | -7   |
| 18 | MELBOURNE                | FL | 0       | 7      | -7   |
| 19 | PUNTA GORDA              | FL | 0       | 7      | -7   |
| 20 | SPARTANBURG              | SC | 1       | 8      | -7   |
| 21 | CARY                     | NC | 0       | 6      | -6   |
| 22 | COLUMBUS                 | OH | 3       | 9      | -6   |
| 23 | MIDLOTHIAN               | VA | 2       | 8      | -6   |
| 24 | NASHVILLE                | TN | 21      | 27     | -6   |
| 25 | BLACK MOUNTAIN           | NC | 2       | 7      | -5   |
| 26 | DUBOIS                   | WY | 0       | 5      | -5   |
| 27 | FRANKLIN                 | MA | 0       | 5      | -5   |
| 28 | GASTONIA                 | NC | 1       | 6      | -5   |
| 29 | HOT SPRINGS              | NC | 0       | 5      | -5   |
| 30 | PATTERSON                | CA | 0       | 5      | -5   |
| 31 | PLANO                    | TX | 0       | 5      | -5   |
| 32 | SAINT LOUIS              | MO | 1       | 6      | -5   |
| 33 | TITUSVILLE               | FL | 0       | 5      | -5   |
| 34 | CHARLOTTE                | NC | 18      | 22     | -4   |
| 35 | CLEARWATER               | FL | 1       | 5      | -4   |

For more information contact:

**Tilden J. Fleming, AICP**

Assistant City Manager for Development  
Kingsport, Tennessee  
423.229.9381 (desk/cell)  
[jeff Fleming@kingsporttn.gov](mailto:jeff Fleming@kingsporttn.gov)

*\*This data indicates the origin of families relocating to Kingsport. It is not intended to imply a net gain to the existing Census Bureau population estimates.*

## Families Moving to Kingsport

### Top Metropolitan Statistical Areas (MSAs) (July 2006-June 2012)

|  |      |
|--|------|
| Kingsport-Bristol-Bristol, TN-VA                   | 2709 |
| Johnson City, TN                                   | 1543 |
| Greeneville, TN                                    | 415  |
| Knoxville, TN                                      | 180  |
| Morristown, TN                                     | 83   |
| Nashville-Davidson--Murfreesboro, TN               | 74   |
| Tampa-St. Petersburg-Clearwater, FL                | 57   |
| Washington-Arlington-Alexandria, DC-VA-MD-WV       | 57   |
| Chattanooga, TN-GA                                 | 50   |
| Atlanta-Sandy Springs-Marietta, GA                 | 46   |
| Miami-Fort Lauderdale-Miami Beach, FL              | 43   |
| New York-Northern New Jersey-Long Island, NY-NJ-PA | 39   |
| Asheville, NC                                      | 37   |
| Charlotte-Gastonia-Concord, NC-SC                  | 36   |
| Orlando, FL  | 35   |
| Virginia Beach-Norfolk-Newport News, VA-NC         | 31   |
| Chicago-Naperville-Joliet, IL-IN-WI                | 29   |
| Detroit-Warren-Livonia, MI                         | 27   |
| Deltona-Daytona Beach-Ormond Beach, FL             | 26   |
| Sevierville, TN                                    | 26   |
| Memphis, TN-MS-AR                                  | 25   |
| Phoenix-Mesa-Scottsdale, AZ                        | 25   |
| Baltimore-Towson, MD                               | 24   |
| Houston-Baytown-Sugar Land, TX                     | 24   |
| Charleston-North Charleston, SC                    | 23   |
| Dallas-Fort Worth-Arlington, TX                    | 23   |
| Jacksonville, FL                                   | 23   |
| Columbia, SC                                       | 22   |
| Sarasota-Bradenton-Venice, FL                      | 21   |
| Cincinnati-Middletown, OH-KY-IN                    | 18   |
| Clarksville, TN-KY                                 | 18   |
| Richmond, VA                                       | 18   |
| Bluefield, WV-VA                                   | 17   |
| Los Angeles-Long Beach-Santa Ana, CA               | 17   |
| Philadelphia-Camden-Wilmington, PA-NJ-DE-MD        | 17   |
| Lakeland, FL                                       | 16   |
| Greensboro-High Point, NC                          | 15   |
| Hickory-Lenoir-Morganton, NC                       | 15   |
| Cape Coral-Fort Myers, FL                          | 14   |
| Columbus, OH                                       | 14   |
| Raleigh-Cary, NC                                   | 14   |
| San Diego-Carlsbad-San Marcos, CA                  | 14   |
| Winston-Salem, NC                                  | 14   |
| Birmingham-Hoover, AL                              | 13   |
| Cleveland, TN                                      | 13   |
| Greenville, SC                                     | 13   |
| Las Vegas-Paradise, NV                             | 13   |
| Charleston, WV                                     | 12   |
| Harriman, TN                                       | 12   |
| Cookeville, TN                                     | 11   |

|  |    |
|--|----|
| Dayton, OH                                 | 10 |
| Louisville, KY-IN                          | 10 |
| Newport, TN                                | 10 |
| Palm Bay-Melbourne-Titusville, FL          | 10 |
| Riverside-San Bernardino-Ontario, CA       | 10 |
| Roanoke, VA                                | 10 |
| San Antonio, TX                            | 10 |
| Blacksburg-Christiansburg-Radford, VA      | 9  |
| Hattiesburg, MS                            | 9  |
| Indianapolis, IN                           | 9  |
| Minneapolis-St. Paul-Bloomington, MN-WI    | 9  |
| La Follette, TN                            | 8  |
| Lexington-Fayette, KY                      | 8  |
| Naples-Marco Island, FL                    | 8  |
| Athens, TN                                 | 7  |
| Augusta-Richmond County, GA-SC             | 7  |
| Austin-Round Rock, TX                      | 7  |
| Boston-Cambridge-Quincy, MA-NH             | 7  |
| Denver-Aurora, CO                          | 7  |
| Fayetteville, NC                           | 7  |
| Kansas City, MO-KS                         | 7  |
| Lake Havasu City-Kingman, AZ               | 7  |
| Longview, TX                               | 7  |
| New Orleans-Metairie-Kenner, LA            | 7  |
| Pensacola-Ferry Pass-Brent, FL             | 7  |
| Savannah, GA                               | 7  |
| Albany-Schenectady-Troy, NY                | 6  |
| Alexandria, LA                             | 6  |
| Anchorage, AK                              | 6  |
| Burlington, NC                             | 6  |
| Cleveland-Elyria-Mentor, OH                | 6  |
| Colorado Springs, CO                       | 6  |
| Fort Walton Beach-Crestview-Destin, FL     | 6  |
| Fresno, CA                                 | 6  |
| Idaho Falls, ID                            | 6  |
| Lansing-East Lansing, MI                   | 6  |
| Mobile, AL                                 | 6  |
| Myrtle Beach-Conway-North Myrtle Beach, SC | 6  |
| Oklahoma City, OK                          | 6  |
| Pittsburgh, PA                             | 6  |
| Sacramento--Arden-Arcade--Roseville, CA    | 6  |
| Sebring, FL                                | 6  |
| Syracuse, NY                               | 6  |
| Wilmington, NC                             | 6  |
| York-Hanover, PA                           | 6  |
| Youngstown-Warren-Boardman, OH-PA          | 6  |
| Allentown-Bethlehem-Easton, PA-NJ          | 5  |
| Athens-Clarke County, GA                   | 5  |
| Fayetteville-Springdale-Rogers, AR-MO      | 5  |
| Huntsville, AL                             | 5  |